

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
MARCH 18, 2003**

The regular session of the Auburn City Planning Commission was called to order on March 18, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, Manning, McCord, Smith, Chrm. Nesbitt

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
James Michaels, Assistant Planner; Janet Ferro,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of January 21 and February 18, 2003 were approved as submitted.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

**A. Historic Design Review – 1212 High Street (Unity of Auburn)
– File HDR 03-1.** The applicant requests approval of two wall signs.

Comm. Manning stated he would abstain on this item as he is a minister at the Unity of Auburn church.

Assistant Planner James Michaels gave the staff report and reviewed the request for signage. He described the size, color and location of the proposed signs, and noted that staff supports this request.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

Comm. Smith **MOVED** to approve the request as proposed by the applicant.

Comm. Hale **SECONDED**.

AYES:	Hale, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN	Manning
ABSENT:	None

The motion was approved.

B. Historic Design Review – 984 Lincoln Way (Big O Tires) – File HDR 03-2. The applicant requests approval of façade improvements for the existing Big “O” Tires shop at 984 Lincoln Way.

James Michaels gave the staff report. He gave further information on the exterior modifications proposed, a new 8’ wide entrance on the east side of the building adjacent to the City owned parking lot, and a new concrete pad for the proposed entrance. He noted that staff supports the request as the proposed entry way will match the existing store front windows located on the south side of the building.

The public hearing was opened.

Talmadge Lewis, project architect, gave additional information on the specific location of the new the entry pad, and advised that it would be handicap accessible.

The public hearing was closed.

Comm. McCord **MOVED** to approve the request as proposed by the applicant.

Comm. Manning **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN None
ABSENT: None

The motion was approved.

C. Historic Design Review – 851 High Street (Tom’s Sierra Gas Station) – File HDR 03-3. The applicant requests approval to operate extraction equipment as part of an on-going groundwater monitoring program for the existing gas station.

James Michaels gave the staff report. He gave background on the applicant’s compliance with groundwater monitoring requirements since April of 1989. The State Regional Water Quality Control Board approved a final remediation plan in May of 1998 for removal of petroleum components from the groundwater underlying the site, and to comply with this remediation plan the applicant is proposing to install extraction equipment. Michaels described the equipment and screening planned. He advised that the location of the remediation area is behind the gas station building and in an area that will limit the visibility of the equipment. Staff supports the request.

The public hearing was opened.

Scott Romine spoke representing the applicant. He gave further information on the operation of the system proposed to be installed. He responded to the Commissioner’s concerns regarding exhaust, gasoline vapors, and noise to their satisfaction.

The public hearing was closed.

Comm. Smith **MOVED** to approve the request as proposed by the applicant including the conditions.

Comm. McCord **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN None
ABSENT: None

**D. Civic Design Amendment and Use Permit Amendment – 401
Grass Valley Highway (Union 76 Station) – File CD Amend
98-3(A); UP Amend 98-6(A).** The applicant requests approval of
amendments to the existing Civic Design and Use Permit for a
groundwater remediation system at the Union 76 Station at 401
Grass Valley Highway.

James Michaels gave the staff report, reviewing the history of this project. In 1999 the Planning Commission approved a Civic Design and Use Permit for a proposed remodel of the existing gas station, including a new canopy, new fueling islands and dispensers, landscaping, and changing the service bays to a convenience store. This was considered to be a phased project; consequently staff recommended deferring requirements such a landscaping, trash enclosure and parking re-striping. Since that time, the canopy and new dispensers have been installed, however the convenience store conversion has not been done; also the landscaping, trash enclosure and parking stall striping have not been completed. Staff has been working with the applicant to incorporate those required improvements along with the remediation system for the site.

Recently, groundwater quality beneath the site has been monitored and petroleum concentrations within the groundwater have increased. The State Regional Water Quality Control Board approved a remediation plan in February 2002 to reduce these concentrations and prevent the concentrations from migrating to the Auburn Ravine and the nearby Pacific Bell utility vaults. The State is now requiring the applicant to carry out the remediation plan, and the applicant is now proposing to install a groundwater treatment system for the site. Planner Michaels described the proposed location of the necessary equipment, and how the applicant proposes to screen the equipment. He gave additional information on architectural plans, landscaping, and parking. He noted that the Highway 49 improvement project that will involve the Fulweiler corner at the gas station is scheduled to begin in 2004.

Comm. Hale stated concerns with landscaping proposed and the reduced sight distance at the intersection with the proposed screening wall.

Comm. Smith noted several concerns: The size of the wall proposed, landscaping, size of the container that is to be screened, changes to the intersection planned by CalTrans, and sight distance at the intersection. He prefers a chain link fence around the container that will be screened, and he also felt that this business owner should not be forced to install expensive screening that will have to be removed in 2 years when CalTrans widens the intersection.

The public hearing was opened.

Steve Baker of HydroSolutions of California, Inc., gave additional information. He stated that the main purpose for HydroSolutions being on the site is to clean up the ground water and obtain closure from the Regional Water Quality Control Board. He reviewed the problems at this location, stating that they go back to 1997 when the current owner purchased the property. At the time of purchase, the concentrations of pollutants were very low, however soon after that, gasoline appeared in the water table at the well on the property. The State Water Quality Control Board was notified and it was discovered that the Pacific Bell manholes nearby also were experiencing gasoline in their manholes, and petroleum was found in nearby Auburn Ravine Creek. After extensive work, the levels of pollutants in all locations were substantially reduced and in 1999 the tank system on this property was replaced. He believes that the measure of success that will satisfy the Water Quality Control Board will be when the pollutant levels in the creek and in the water on-site show a decreasing trend and he believes that would be possible in about 2 years.

Baker also noted that CalTrans plans to install a right turn lane at the Highway 49/Fulweiler intersection in front of the station in approximately 1-2 years. They will be rearranging utilities and the infrastructure at the station will have to be unearthed, meaning that the applicant will probably be forced to demolish whatever screening is installed at this time, and while there is concern with the appearance of the screen, he would like to keep the cost down for the applicant. The owner has advised that installing the necessary

equipment to the north side of the station is not an option for various reasons. Also, the owner is very anxious to modify the station to include a convenience store, and this is the reason that all this is being submitted at the same time.

Comm. Hale inquired whether it was really necessary to connect the Use Permit Amendment to change the gas station to a convenience store, to the Civic Design Amendment that would cover screening the recovery system. She felt the recovery system was mandated and must be done now, however the gas station remodel could be done at any time, and it would be better to separate the two issues. She stated she cannot approve of the proposal to allow the large screen proposed to be placed on this corner, and she would prefer to discuss different styles or sizes of enclosures. She would like additional information before making a decision on this item.

After a short discussion, the Commissioners all agreed that they would like to continue this item for additional information. In view of the fact that CalTrans may be digging up the infrastructure at the corner when they widen the highway, the applicant should try to move the container and screening as far from the corner as possible. Also, the screening as proposed will impede the line of sight for vehicles at the intersection of Highway 49/Fulweiler Avenue, and this should be considered when re-submitting a new proposal. The Commissioners offered the applicant several suggestions on how he might redesign the project for the next submittal. They discussed the location of the parking spaces and the location of the trash enclosure.

The Commission then requested that the applicant return to the next meeting with a site plan showing how all the containers needed would be placed on the property, and how they would be screened. They also requested elevation drawings and suggested the applicant explore the option of stacking some of the equipment.

Comm. Hale noted that the trash enclosure was originally planned for the north side, and the first Use Permit did not address ground water remediation in any way. There was discussion of where to locate the trash enclosure and other facilities. She sees this issue as separate from the Use Permit.

Steve Baker stated that he can return with a plot plan showing how all the containers needed would be placed on the property, include

ing the trash enclosure. He will also submit elevation drawings, including the fence height needed to screen the equipment if it is stacked.

Director Wong outlined the Commission's direction for the applicant:

1. Parking can be placed on the north side of the building.
2. Remediation can be located on the south side of the building.
3. Proposed conditions will be adjusted to allow flexibility due to the planned Cal Trans Highway 49 improvements.
4. Temporary screening would be appropriate.
5. Site plan and elevations will be needed.
6. Fence height can be increased as needed to facilitate increased sight distance at intersection.
7. Enclose trash receptacles.

Jeremy Zorn, a nearby resident at 248 Fulweiler Avenue, stated his concerns regarding the possible noise generated from the equipment proposed, and he asked what hours the compressor for this equipment would be running.

Steve Baker returned to respond that the compressor will only operate as need to pump water from the ground. As the cleanup progresses the amount of water to be pumped from the ground will be reduced and the operation time of the compressor will be reduced accordingly. They also plan to put Styrofoam around the compressor to minimize any sound that might be generated.

The public hearing was closed.

Comm. Hale **MOVED** to continue this item to the meeting of April 1, 2003.

Comm. Smith **SECONDED**.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN	None
ABSENT:	None

The motion was approved.

E. General Plan Amendment, Rezone, Tentative Subdivision Map, and Use Permit – 935 Auburn Folsom Road (Grayhorse

Tentative Subdivision Map) – File GPA 03-1; RE 03-1; SUB 03-1; and UP 03-1. The applicant requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Use Permit for the Grayhorse subdivision proposed on Auburn Folsom Road south of Maidu Drive. The tentative subdivision map will subdivide a seventeen (17) acre parcel into fifty (50) single-family residential lots ranging in size from +-6,359 – 12,185 square feet. The general Plan Amendment and Rezone requests will change the zoning and land use from commercial to residential, and the Use Permit will establish residential planned development standards for the subdivision. *THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF APRIL 1, 2003.*

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reported on upcoming Council meetings.

B. Future Planning Commission Meetings

The joint study session with City Council and Planning Commission is scheduled for April 7, 2003.

C. Reports

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

Chrm. Nesbitt inquired about why resolutions were no longer required on items that are approved or approved conditionally. Director Wong explained how conditions of approval were handled historically and the current method, which was approved by the previous Planning Commission, was a simplification of the resolution method. Chrm. Nesbitt stated he liked the way it was done before and would prefer a final review by the Commission Chairman, with the signature of the applicant also appearing in agree

ment to the conditions. He would also like the signature of the Community Development Director to appear on the document.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Assistant